

To: Garry S. Pape, GSP Consulting, PLLC
From: Nicole Smith , Associate Planner; 910-341-1611
CC: File;
Date: 4/8/2019
Re: Wrightsville Landing

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. 3 bedroom units minimum parking is 2.25/unit, total of 36 spaces. A maximum of 2.5/unit, total of 40 spaces.
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines. Are the lots subdivided for each townhome?
- Sec. 18-60 (c) (9): Show location and dimension of any easements, public rights-of-way, existing and proposed. Label the pedestrian easement.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. Unclear where all of the surface parking spaces are located. I can clearly identify 8.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Fence detail along the southern border.
- Sec. 18-60 (c) (15): Show a proposed landscape plan (street trees, foundation plantings, buffer details, etc.)
- Sec. 18-60 (c) (16): Show site inventory map and tree survey. Details of proposed tree removal and preservation.
- Sec. 18-60 (c) (17): Show written statements by the applicant that shall consist of:
 - a. Method for handling solid waste disposal. Roll out carts?
- If a progress energy easement or power line exists on site, please contact Bill Wilder @ 383- 4042.
- A tree preservation/removal permit is required
- Signage
 - Any proposed signage is permitted under a separate permit process and sign permit application. Please remove proposed signage from all relevant plan sheets.
 - Call (910) 254-0900 for sign regulation and permitting questions.

- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Subdivision Comments:

- Add the conditions of SRB approval.
- Delineate active versus passive open space.
- Add detail of wahoo Way cross section without sidewalk.

Cluster Subdivision Standards Article 7 Division 5:

- Provide exceptional design narrative and specifications points for the proposal in order to have the density allowances as requested on the plan.
- Forested areas and significant tree clusters are considered primary conservation areas. Only subject to removal if essential site improvements.
- Provide area of project that is Johnson soils to verify that if less than 40% is Johnson soils than 40% open space is required.
- How is the pond designed as an amenity? Provide details of how pond is designed as an amenity to ensure compliance with Sec. 18-383(d)(8).
- Verify minimum width of open space is 50 ft.
- Orientation of Units 1 and 2 need to face toward Wahoo Way.

SRB Conditions:

- Stormwater pond shall be designed as open space amenities to qualify for open space designation.
- An encroachment agreement regarding the road crossing over the city's drainage easement shall be recorded with the city prior to construction release.
- A public access easement shall be provided from Ridgewood Heights Drive to Wrightsville Avenue to accommodate the multi-use path and pedestrian access through the site.